

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 12/26/22 6:28 PM

From:

Joint Director / Deputy Director / Assistant

31B17/A2 Melaagrahara Street, Ariyalur-621704.

TO:

M/S.BELLBERRIES FOODS & BEVERAGES LLP,
12,Rajaji Nagar, 3rd Cross ,Ariyalur Taluk
Ariyalur District-621713.

Online Application Number:

SWP/BPA/004723/2022

Submitted Date :

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Sir,

Subject:

Industries Building- District Town and Country Planning Office - Ariyalur - Ariyalur District - Ariyalur Taluk - Poondi Village S.F.No.84/1A2, 84/4, 99/1- Site Extent - 14000 Sq.m -FSI area - 4036.64 Sq.m 4 Blocks with 729.8 HP Proposed Construction of Industrial Building "M/S.Bellberries Foods & Beverages LLP" Granting Technical Clearance Permission for construction – Orders issued.

Reference:

1. Applicant M/S.Bellberries Foods & Beverages LLP, Online Application No. SWP/BPA/003347/2022, Dated : 28.11.2022.
2. Directorate of Town and Country Planning Chennai, Online Application No. SWP/BPA/004723/2022Concurrence Approval Date: 23.12.2022.
3. This Office Letter No.760/2022-AD, Dated : 23.12.2022 (Fees requested)
4. Date of receipt of payment of fee from the Applicant: 26.11.2022.
5. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O. Ms. No.18 & 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020 respectively.
10. Circular of Commissioner of DTCP, Chennai ROC No. 4367/2019-PA2, Dated: 07.03.2019 and 14.03.2019.
11. Circular of Commissioner of DTCP, Chennai ROC No. 7486/2009-PA2, Dated: 16.04.2009.
12. Circular of Commissioner of DTCP, Chennai ROC No. 21075/2009-PA1, Dated: 27.06.2012.
13. Circular of Commissioner of DTCP, Chennai ROC No. 12201/2017-PA1, Dated: 22.09.2017.
14. Circular of Commissioner of DTCP, Chennai ROC No. 14227/2017-CP, Dated: 14.12.2017.

15. Circular of Commissioner of DTCP, Chennai N.K. No. 4367/2019-BA2, Dated: 06.11.2019 and 14.08.2021.
16. Director of DTCP, Chennai Power Delegation Circular ROC No. 7963/2022-K1, Dated: 23.04.2022.
17. District Officer, Fire and Rescue Operations Station, Perambalur, Letter No. 6776/A/2022, Dated: 08.11.2022.
18. Joint Director, Agri Department Ariyalur NOC Letter No. A2/6596/2022, Dated: 18.11.2022.

Body of the letter: Ariyalur District, Ariyalur Taluk, Thirumanur Panchayat Union, Poondi Panchayat/Village, S.F.No.84/1A2, 84/4, 99/1, has an extent of 14000 sq.m in which the applicant has planned to construct an Industrial Building "M/S.Bellberries Foods & Beverages LLP" with FSI Area of 4036.64 sq.m 4 Blocks with 729.8 HP. Hence, the site is earmarked as "A to J" and Building plan Technical Clearance No: B.P./DTCP (A.D.) No. 05/2022.

Details of the proposed Industry Building are as follows:

Total Site Area – 14000.00 sq.m

FSI Area in Sq.m

Block 1 (Manufacturing Shed) 3500.00

Manufacturing Shed Mezzaning floor area 293.89

Block – 2 (Boiler Shed) 168.75

Block – 3 (Scrap Yard) 50.00

Block – 4 (Room) 24.00

NON FSI Area in Sq.m

Drivers Toilet Area - 30.00

Total FSI Area - 4036.64 Sq.m

Non FSI Area - 30 Sq.m

FSI – 0.29

729.8 HP

Special Conditions:-

1. Planning permission is granted in accordance with the Town & Country Planning Act's guidelines and any rules that have been made thereunder. It does not address structural stability issues, such as safety during construction, as those are dealt with by the Building Rules under the Local Bodies Act. The granting of a planning permit is contingent upon the applicant or developer, as well as the architects, licensed surveyors, and structural engineer involved in the development, ensuring that the developments are structurally sound and that adequate safety precautions are taken throughout the construction process.

2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

3. All of the aforementioned requirements should be satisfied in order to receive a clearance certificate from the Central/State Government.

4. "Urban Development Department has not legally confirmed the land ownership of the applicant by giving technical clearance. Before granting technical permission only the documents (deed, lease deed, lease, endowment, public power deed etc.) submitted with the applicant's application are verified as to whether the applicant is entitled to develop. Thereby it is initially seen whether the applicant has the right to develop.

Any person who wishes to purchase the property must separately confirm the applicant's ownership of the property. And if any other individual claims the same, they can settle the same before a court of appropriate jurisdiction. The Department of Urban Development is not the appropriate body to decide this."

5. As per TN Combined Development Building Rules (TNCDBR 2019), the FSI (Floor Space Index), setback areas, and parking areas at the proposed construction site should be given in the Display Board at site premises.

6. Electrical wiring during construction in the proposed site should be erected by the approved

Government Licensed holder.

7. The applicant shall adhere to the guidelines provided by the Department in 16th reference cited.

Conditions:-

- 1) A solar water heating system needs to be installed for the proposed industrial building.
- 2) Parking area should be utilized for what it is indicated on the map.
- 3) The openings displayed on the plot must be placed appropriately.
- 4) Do not alter any deviations from the approved drawing that are in the building. If making changes, this authority's prior consent should be sought.
- 5) According to G.O. Ms. Nos. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.01.2020, respectively, rain water harvesting facilities as illustrated on the map are to be implemented in the building.
- 6) According to G.O. Ms. Nos. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.01.2020, respectively, rain water harvesting facilities as illustrated on the map are to be implemented in the building.
- 7) Mosquito repellent should be installed in the plot's overhead tank and well for drinking water.
- 8) The proposed structure should include fire safety measures as required by law and fire extinguishers should be installed.
- 9) According to G.O. Ms. No. 341, Department of Municipal Administration and Drinking Water Supply (N.N.1), septic tanks must have U traps fitted as of 3.11.2004.
- 10) The Environmental and Forest Department recommends using "Fly Ash Bricks" and Materials during building.
- 11) In order to evacuate sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974, the proper permission must be obtained.
- 12) As per the G.O. Ms No. 255, Rural Development (C-2), Dated: 18.08.1997, Rural Building Development Rules, Industrial Building should be constructed.
- 13) To obtain consent of TNPCB under Water (Prevention & control of Pollution) Act, 1974 as amended and the Air (Prevention and Control of Pollution) Act, 1981 as amended.
- 14) The applicant's documents serve as the basis for the industrial building approval. The approval will be revoked immediately if the documents need to be corrected or are incorrect.
- 15) Building and equipment details must be kept up to date with the approved plan. The applicant should contact this office if there are any changes that are required.
- 16) As per the G.O. Ms. No. 17, Department of Housing and Urban Development, Dated: 05.02.2016. The following fees are paid by the applicant to the appropriate Government account head has been paid.
 1. Scrutiny Fees – Rs.29133/- paid by online on 28.11.2022.
 2. Infrastructure and Basic Amenities Charges – Rs.7,59,144/- paid by online on 26.12.2022.
 3. Display Board Fees – Rs.1,500/- paid by online on 26.12.2022.
 4. Centage Charges – Rs.5000/- paid by online on 26.12.2022.
 5. Shelter Charges - Rs.34254/- paid by online on 26.12.2022.
 6. Flag Day - Rs. 25000/- Demand Draft Remitted on 23.11.2022.

Enclosure:-

Original Map – 2 Sets.

Copy to

The President,
Poondi Panchayat,
Thirumanur Panchayat Union,
Ariyalur District.

JD/DD/AD
District Town & Country Planning Office District